

3/ Single Family House Size

- varying of size & lot
- setbacks take care - fuel to
- topography comes into play
- architect design matters
- if in existing footprint, should be used up
- cuttings of lot size, slope & terrain

Home Design & Neighborhood Fix

- How does standard get created?
- How define too bulky?
- Concerns about definitions & enforcement
- Risk of over-regulation

Parking in right way

- Count in right way
- unfair that 1 car garage means car
- must be completely off road

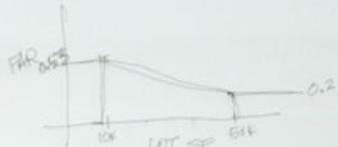
XXX XXXX XX

7

1) SFH size

neighboring communities - who cares

ok to copy an idea from another community
Max house size - no limit



$$\begin{aligned} .5 &= 30,000 \text{ sf} - 10,000 \text{ sf/lot} \\ .2 &= 10 - 30,000 \end{aligned}$$

- 2) Fit house to lot - keep height limit to ground level
Allow underground living area as long as within FAR.

- 3) We don't care where people park on their property - in designated areas (not on lawn)
If on-street parking is issue - keep separate from bldg permit
Different requirements for different neighborhoods

- 4) Trees - protect all ^{heritage} ^{non-native} trees over 24" diameter-chest high
Stop charging people to trim or remove ^{native} trees.
Go back to older simple less restrictive ordinance
Trees on city-owned property should be replaced when removed & paid for ^{only by the City}
3 for 1? No 1 for 1 yes

- 5) Size should be indexed to FAR as included in house size
no max size for 2nd unit as long as we have the sliding scale for FAR
2nd unit within the envelope of house OK with no limit.

6) YES!!

GROUP 2

- ① - Request the FAR table be revisited + Also revisit proposed standards for exceptions
 " data on the impact of the build-out at various caps.
- How many applicants have actually been unable to update their small lots now due to the 3,500 cap.
 - why can't this standard vary by neighborhood if we are now re-doing the TIP. why that we set standards for hillside lots vs other zones.
input from aesthetic character, population density, infrastructure & roadnet
- ② The rules for setbacks & neighbor ~~hood~~ privacy especially with 2nd flrs.
 lighting, air space, landscaping, sand
 Exceptions should be granted on an individual basis based on neighbor input
on principle - new structures should not be grandfathered under old standards. Should be consistent with current we do this for fire, earthquake ... rules.
 If you do an upgrade you are req. to bring it up to current standard
- ③ parking -
 Data is needed to evaluate the true situation.
If there are properties close to any be constraint for older houses.
 The real problem is parking on narrow/streep streets
 houses designed to accommodate more residents -
 increased in bedrooms - should provide more spaces.
 New houses w/B 4 spaces, 2 enclosed.

④ Trees -

The existing law already allows removal of dead, damaged, high risk + some nuisance species.
 The permit fee for trees is only

? Why do we penalize new development projects and treat their tree removal differently.
 Owners
 yes There should

⑤ 2nd units -

current and allows 640 sf which covers 3 car garage or 1B1 cap.
 if intent is to accommodate an extra family RWC just completed a study & extensive data

⑥

staff design
 The proposal gives more review of smaller projects. that's good.
 Design review
 The review

① Lifting Home Cap

- No cap - natural limits based on lot size & slope
- Neighbors should have a say
- Make the process less burdensome for city & homeowners
- Sliding scale but start w/ much larger cap
- taking the property into account

Conensus - Cap goes away
no hard cap
use percentage of lot size
and consideration of slope

② House Design & Neighborhood Fit

Set back from 5 feet to 6 feet
Recommended grandfathering
in home and size of
if someone has non-conforming
home
Set back allow them to expand
out but not up

③ Parking -

carports
parking permits needed
Some disagree
each household could be allowed
2 permits
overnight parking needs a permit
if you add a bedroom does not
necessarily mean you
will have more cars
carports should count as
garage
~~If we are unsure we want~~ We want
the end the carport to have
Carport same set back as
garage

④ Trees -

~~Trees & Energy Efficiency~~
Some agree that tree
Some think tree regulation
too strict
Others think it's fine
for non-native trees not so
difficult to remove
increase diameter to 18"

Standards should be relaxed
to allow for limited projections
into yards & contributions of
existing non conforming
setbacks

We would not support
non conforming setbacks on
2nd story

Notification of neighbors if
effects them

Put in neighbor notification
process if nonconforming setbacks
are effected

There should be additional standards
for larger home w/ tall walls &
vaulted roofs

⑤ Second units

If city says no
appeal process engaged
and neighbors can
get involved

1. Family House Size

- o exclude existing structure (i.e. crawlspace or basement) envelope/^{as sfr footage}
- o other factors should be considered - one size rule does not work for every case
- o tie house size to % of lot size. "menu option"

2. House Design & Neighborhood Fit

- o yes for continuation of setbacks.

3. Parking

- o parking lot size should not be considered in the "total lot size" for additions.
- o city to create parking
- o get rid of parking regulation!

4. Tree

- o yes, better turn around time

5. Second Units

- o Yes
- o No

6. Single Family Design Process

- o In favor of tiered planned.
- o parking sgrft should not be part of total living
- o Increase square footage of Tier 1 proposals
- o Decrease fee of Tier 2.